

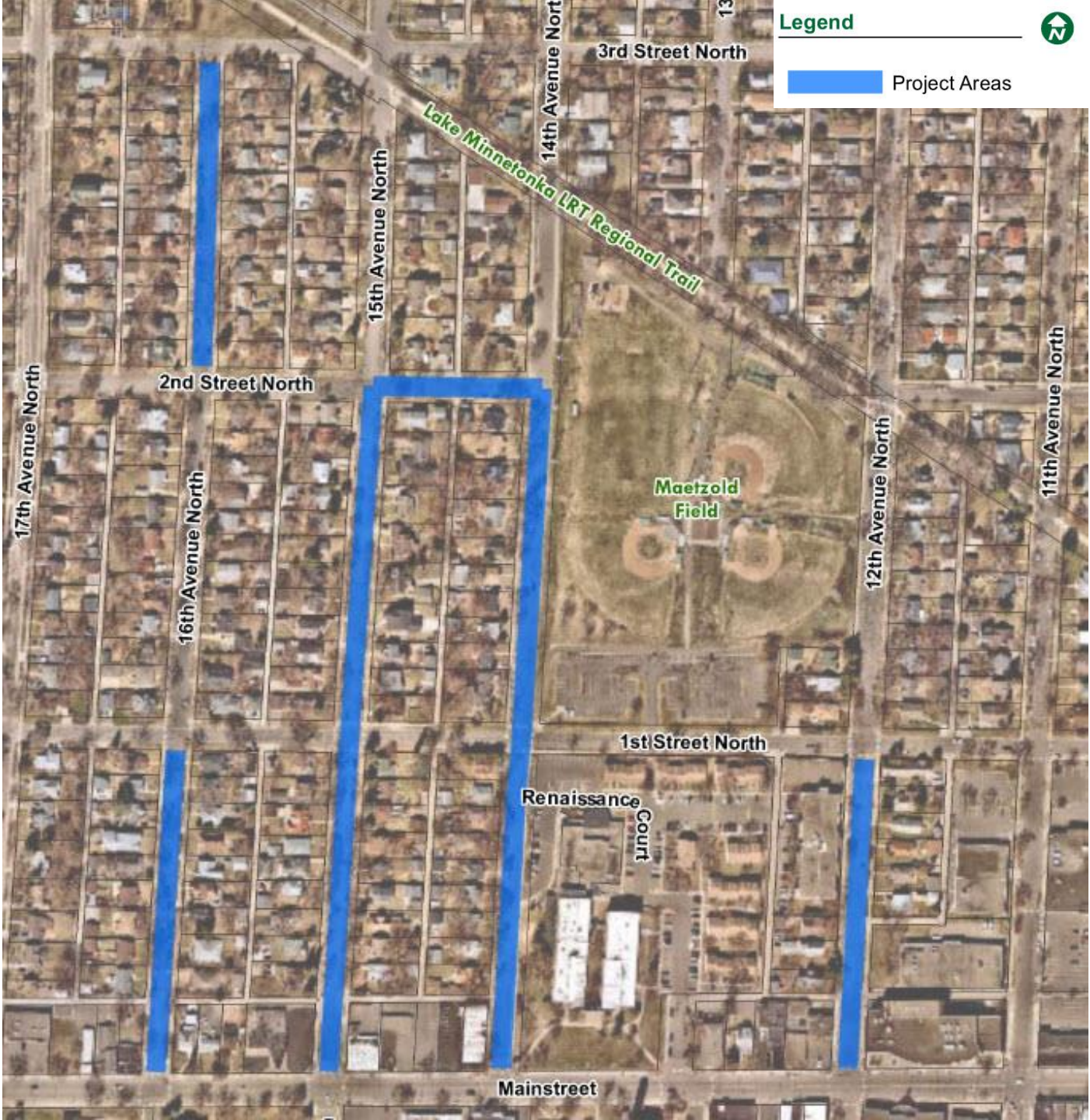
Neighborhood Meeting #2

2023 Street & Utility Improvements

City of Hopkins
October 24, 2022



Project Area



Project Development Process

Current Step - Feasibility Stage

- Scope of Street & Utility Improvements
- Preliminary Design Layouts & Identify Constraints
- Identify General Impacts
- Preliminary Estimated Costs
- Preliminary Proposed Assessments

Next Steps - Final Design & Bidding

- Develop Plans for Construction
- Identify Detailed Impacts to Properties – Construction Limits
- Final Estimated Costs
- Final Proposed Assessments - Amounts



Resident Questionnaire Summary

30 Questionnaires Received

Most Common Responses:

- Sidewalk needed on 14th Ave N along Maetzold Field
 - Sidewalk is proposed to continue along the east side of 14th Ave N from 2nd St N to 1st St N
- Sidewalk needed on 1st St N between 14th Ave N and 15th Ave N
 - Sidewalk connection is proposed on the north side of 1st St N to fill in the gap between the alley and 14th Ave N
- Sidewalk with low spots that pond and build up ice in the winter
 - Sidewalks to be replaced on all streets with adequate grade for drainage and safety
- Drainage issues at 16th Ave N and Mainstreet
 - New curb and gutter and additional storm sewer catch basins as needed to improve drainage
- Some overgrown and unhealthy trees throughout the neighborhood
 - Trees within the boulevard and City right-of-way have been and will continue to be evaluated by the project team and the City Forester to determine trees that need to be removed as part of the project
 - The project team will try to protect and save as many healthy trees as possible throughout the project



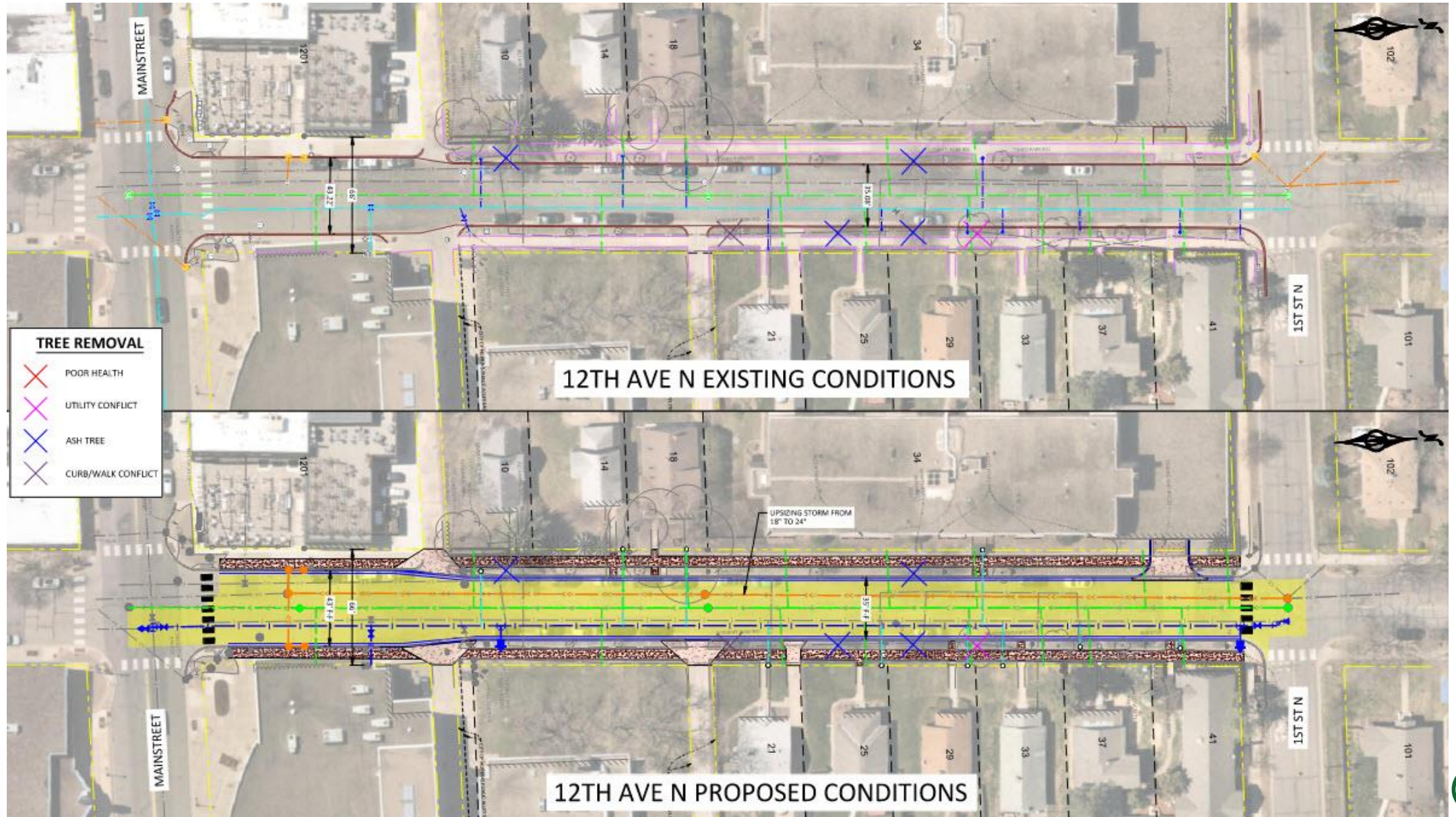
Existing Pavement Conditions



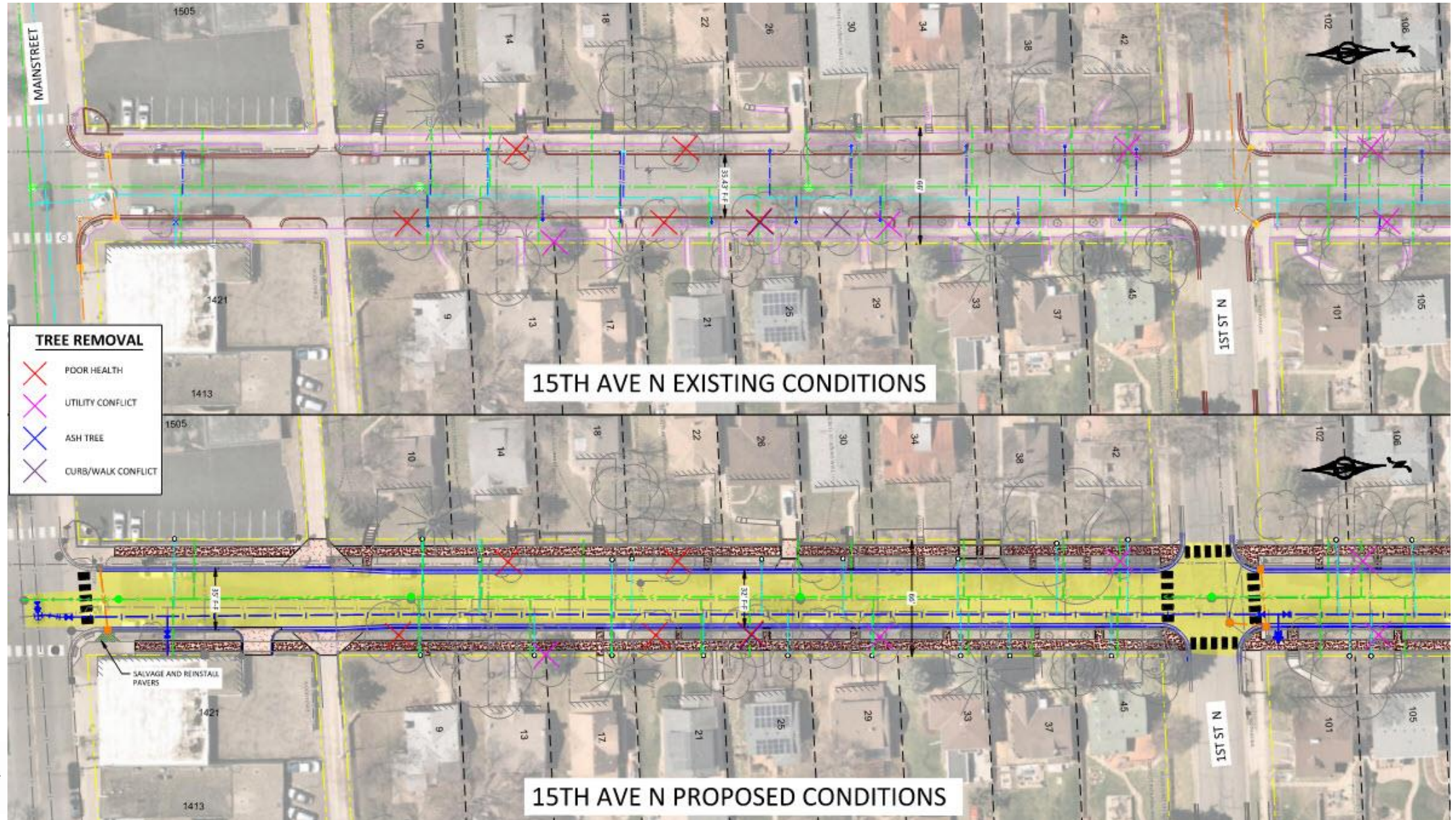
Reconstructed Street Example



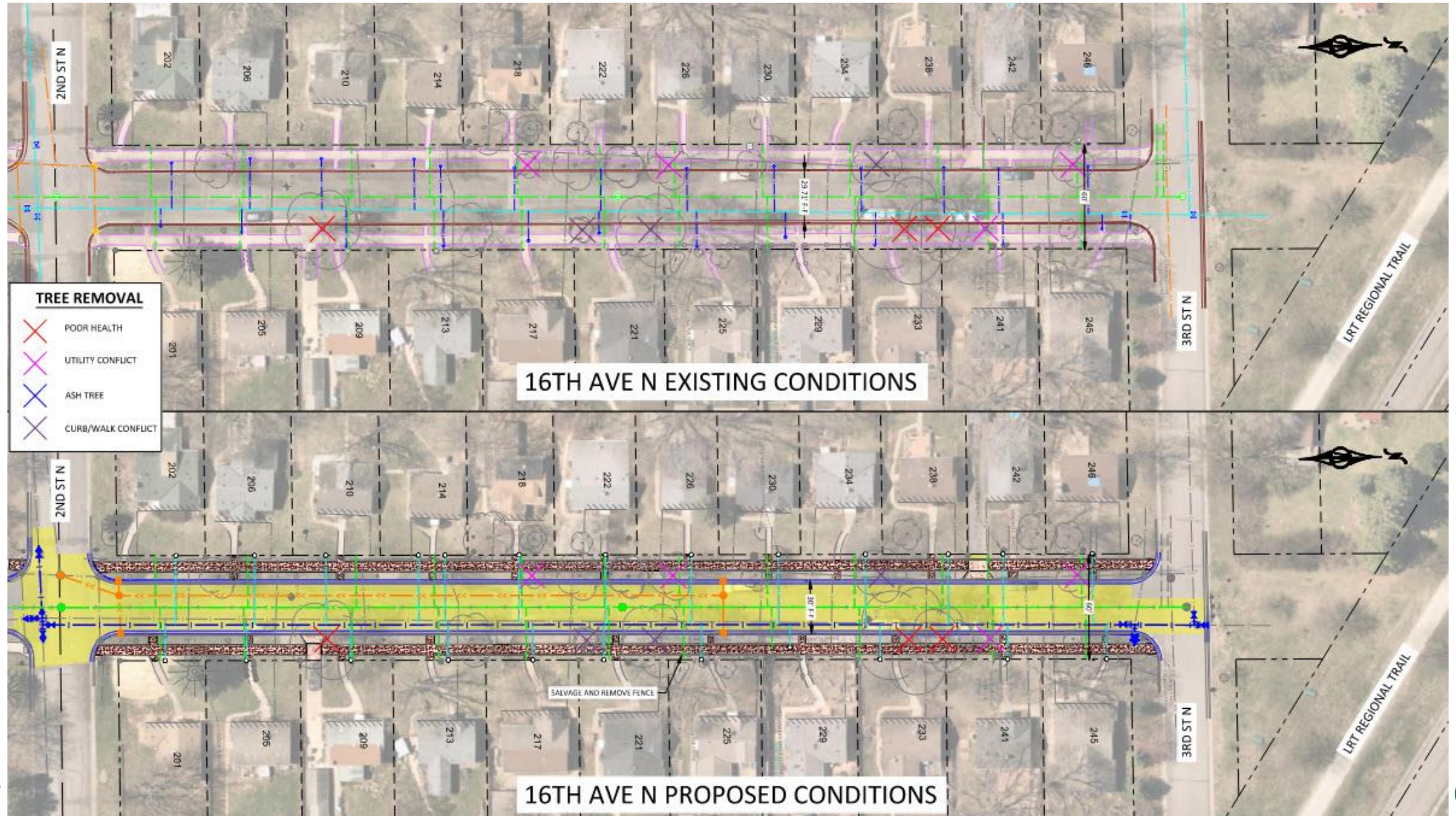
Street Improvements



Street Improvements

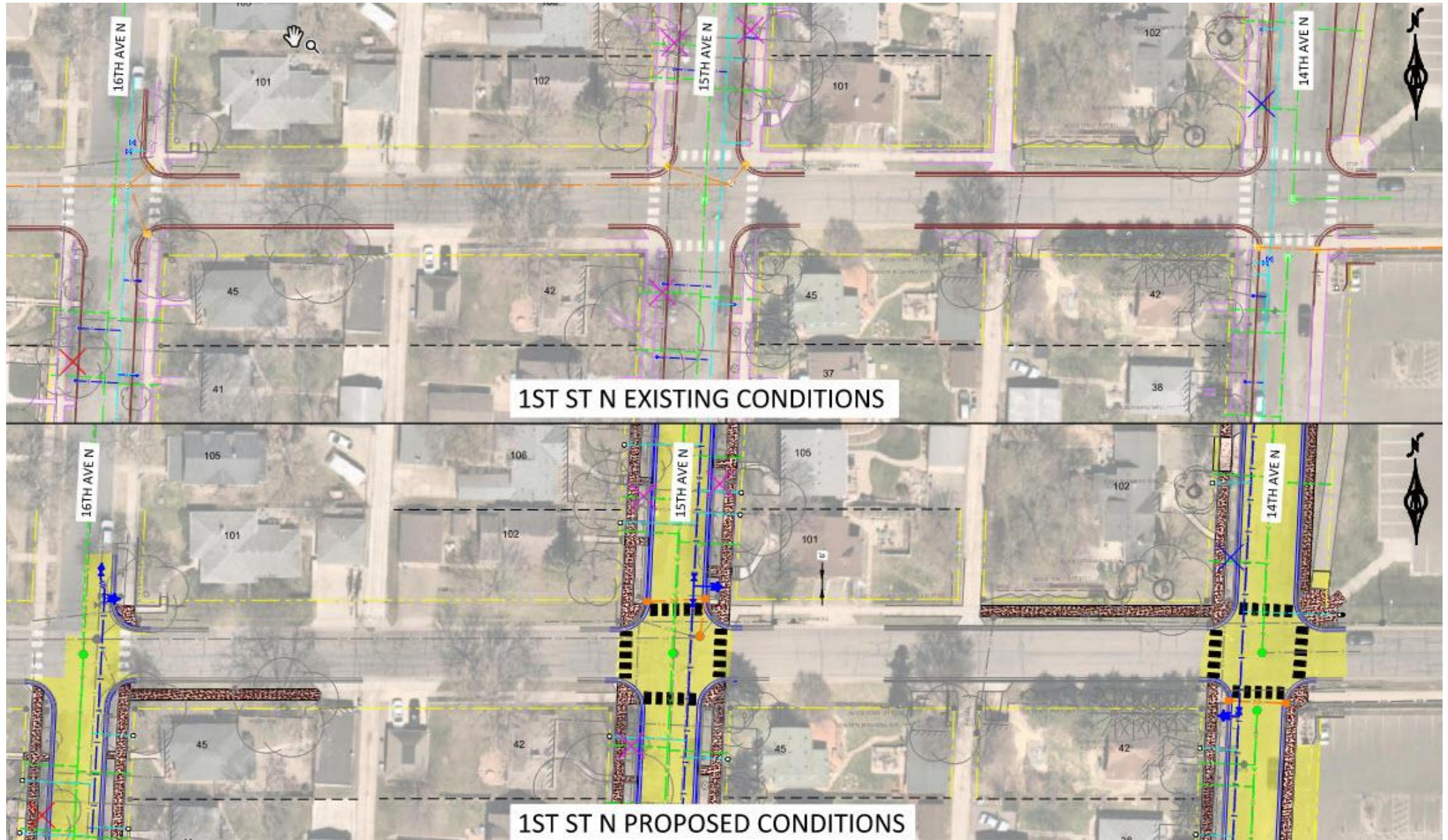


Street & Storm Improvements





Pedestrian Improvements



Utility Improvements – Sanitary Sewer



Utility Improvements – Watermain



Service Line Replacement

Water & sewer services to be replaced from City's main (in the street) to the right-of-way property line, about 10'-15' from the edge of road



Boulevard Trees

Trees may be removed for one of the following reasons:

- Susceptible to disease or invasive species – Ash trees
- Poor condition – Dead, dying, leaning, etc.
- Conflict with utilities (Sewer and Water lines)
- Conflict with road construction or grading

Trees that are removed will be replaced with a tree at the end of the project.



Source: extension.umn.edu/tree-and-shrub-insects/emerald-ash-borers



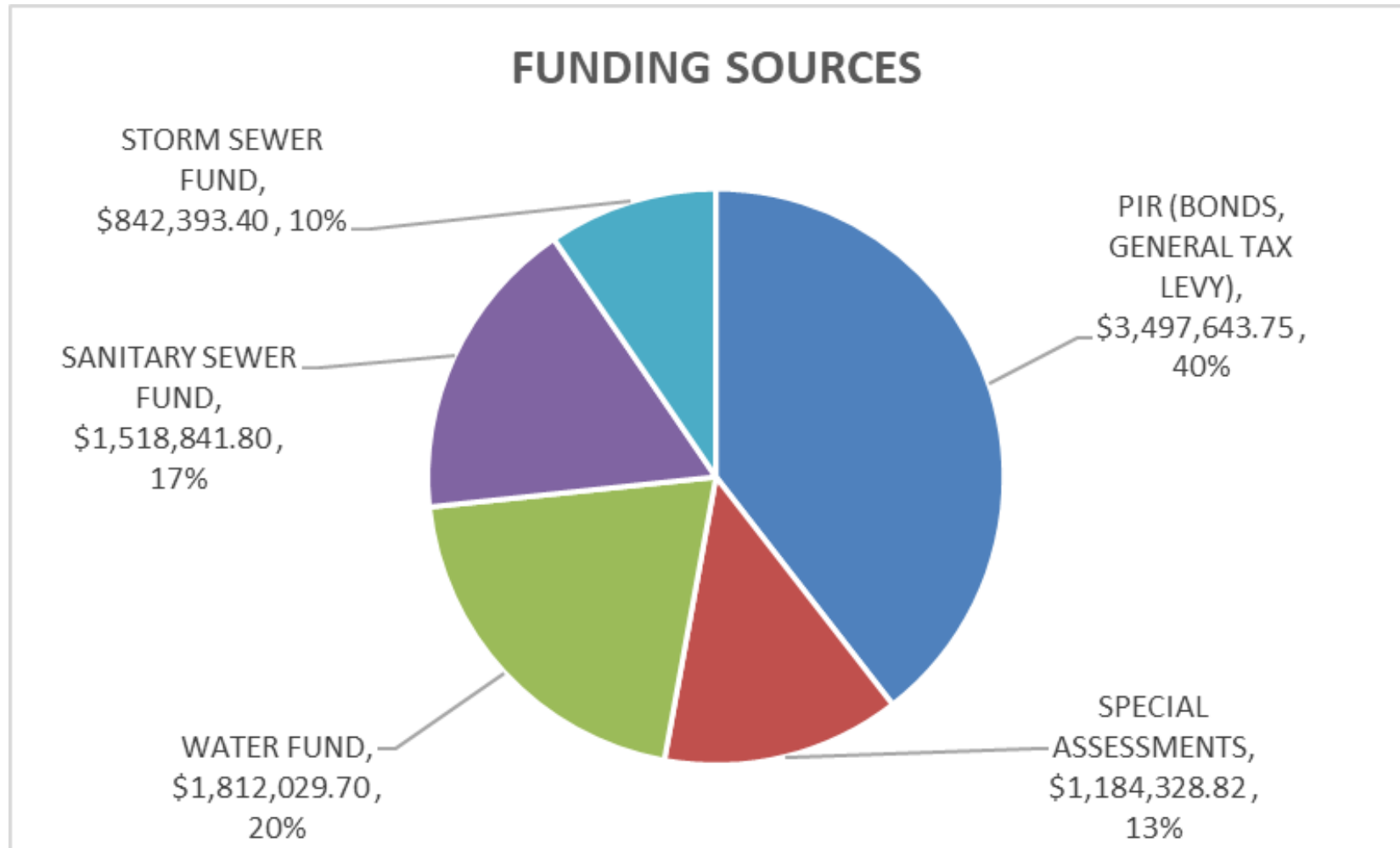
Project Costs

Preliminary Estimated Cost of 2023 Proposed Improvements	
Proposed Street Improvements	\$2,823,000
Proposed Sanitary Sewer Improvements	\$1,101,000
Proposed Watermain Improvements	\$1,313,000
Proposed Storm Sewer Improvements	\$610,000
Street & Utility Subtotal	\$5,847,000
Street Maintenance Subtotal (*Add Alternates)	\$570,000
Contingencies (15%)	\$962,000
Engineering & Administration (20%)	\$1,476,000
Total Estimated Project Costs	\$8,855,000

*Add Alternates may not be included with the final improvements, but will be bid with the rest of the project and included per the direction of Staff and Council depending on bid results and City budget



Project Funding



Special Assessment Policies

- Assessments are proposed for all reconstructed streets
 - Individual letters with estimated assessment amounts were mailed earlier in October
- Streets (**Street Assessment**)
 - 70% of the total street improvement cost
 - Varies for each property based on front footage
 - Front foot rate subject to cap
 - Streets with no adjacent property addresses (2nd St N) will be distributed one block north and south
 - May not apply if properties already assessed on current or recent improvements
- Utility Mains – No Assessments
- Utility Services (**Utility Assessment**)
 - 50% of as-bid, actual service costs for single-family residential
 - 100% of as-bid, actual service costs for commercial/apartment buildings
- **Total Assessment = Utility Assessment + Street Assessment**



Special Assessment Caps

- 2023 Front Foot Rate Cap (Single Family Residential Properties)
 - **\$103.05 / front foot**
- Front Footage Cap (Single Family Residential Properties)
 - Front footage counted up to **125 feet**
- Caps do not apply to commercial properties or apartment buildings
 - Benefit Appraisals for these properties – lower amount used (appraisal vs. policy)



Summary of Preliminary Assessments

- **132 total properties to be assessed**
 - Assessments range from \$2,850.00 to \$76,500.00
- **108 'typical' single family residential properties to be assessed**
 - Full reconstruct with new utility services
- **15 single family residential properties currently proposed to be assessed for 2nd St N improvements**
 - 200 Blocks of 14th Ave N and 15th Ave N
 - Assessment may be reduced or eliminated
- **9 commercial properties or apartment buildings to be assessed**
 - Lower amount used between City Policy and Benefit Appraisal



Assessments: Summary of Payment Options

1. Prepay in full or part without interest until July 28*, 2023
2. Prepay in full or part with interest until Nov. 17*, 2023
3. **Do nothing -- Remaining balance put on taxes after Nov. 17*, 2023**
 - Paid annually over 15 years, interest rate of about 5%*
 - Will impact escrow payments included in mortgage
4. **Deferred Assessments – Pay at a later date**
 - Homestead property, income limit of approx. \$40,000*
 - Owner 65 years or more, active military, or disability

***Dates, interest rate, and income limit are tentative, to be confirmed in Spring 2023**



Project Schedule

November 1 – City Council Meeting

- Council conducts public hearing on improvements and considers ordering final plans

January 17 – City Council Meeting

- Approve final plans and authorize bidding

February 10 – Open Bids

February 21 – City Council Meeting

- Council orders public hearing on assessments

Early March (Date TBD)– Neighborhood Meeting 3

- Review final assessments, final plans, collect input

March 21 – City Council Meeting

- Conduct public hearing on assessments and consider adopting assessments; Award contract

May to October – Construction

- Construction could possibly start in April if weather conditions allow
- Final punch list and cleanup items may go into November and Spring of 2024



Project Communication

Bolton & Menk Project Website
www.Hopkins-2023.com



Email Updates

To sign up for updates or to access your subscriber preferences, please enter your contact information below.

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Email Address *

Your contact information is used to deliver requested updates or to access your subscriber preferences.

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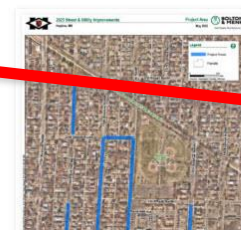


WHAT IS THE SCOPE OF THE PROJECT?

The project involves street and utility reconstruction improvements including storm sewer, watermain, and sanitary sewer replacement along the following streets:

- 12th Ave N from Mainstreet to 1st St N
- 14th Ave N from Mainstreet to 2nd St N
- 15th Ave N from Mainstreet to 2nd St N
- 16th Ave N from Mainstreet to 1st St N and 2nd St N to 3rd St N
- 2nd St N from 14th Ave N to 15th Ave N

A map of the project area is shown below. The project will be constructed over the summer of 2023 by the City's Contractor



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CITY OF HOPKINS

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Thank You!

Any Questions?

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City Engineer



Real People. Real Solutions.

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